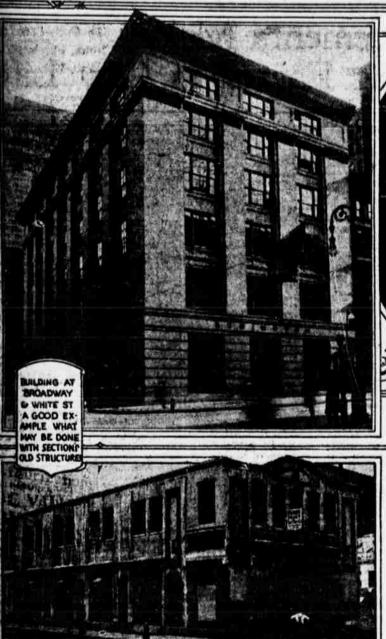
### Broadway "To Let" Signs Have Gone; Old District Now Ready for Investors



eet, are a world of opportuniraiting the coming of the man see beyond the conditions of The area is full of profitable which will be greatly deby the return of peace. Harry of William A. White &

with the real estate affairs estimate conditions and sconomical effect on real He knew this district when it of the best real estate investide in New York. Had owners days accepted his advice there have been a great trade exfrom the district and property there not have depreciated. He advised at the practice of using all of the

Since the was like Richard Watton Gilder, who, speaking of a certain with the problem, and it when we turn around and look back over the way we have come and successful the property of the present strainers we shall find ampie grounds and look back over the way we have come and successful the property of the present strainers we shall find ampie grounds of grand street. The section north of Canal street to found the property of the most depressing circumstances.

"Just recall that in 1850 there was not a single building on Manhattan 1st." The most depressing circumstances.
"Just recall that in 1850 there was not a single building on Manhattan 1st." The eight story Temple Court at Beckman and Nassau streets was then the 'show building. It is only about thirty-five share than religious prices. The point is that of 68 and '70 wooster street—a six story building. It is only about thirty-five share than religious prices.

Broadway, and the has long since been shared was offered at \$30,000. Failing the property of the share of the property of the shar the ally all of the notable large buildings to the city are the product of the pres-ent century, and the so-called 'uptown movement,' involving the erection of

movement, Involving the erection of practically all the large business buildings above Fourteenth street, has taken place within the last ten years. "In 1889 the business section" was substantially confined below Eighth street, and residences above Fifty-ninth atreet were almost suburban. To-day, with some small exceptions, business claims the main arieries up to Fifty-strenth street, and residences cover the entire island.

"When it is remembered that ripples from every wave of prosperity in any ext of the country eventually reach the triand of Manhattan through either the hannels of commerce or finance, it will be seen that the past development of he big city is only a promise of greater

things still to come.

It is true that during the last few years real estate owners have experienced many trials and tribulations from saveral causes, beginning with the financfa panic of 1907, followed by a series of readjustment processes, including a straine of trade centres, legislation referring the beight and use of buildings and safety requirements, and finally war conditions, with the resulting suspension of building operations. Many of these, while costly and hundersome while costly and burdensome to numer-ous individual owners and troublesome of all are now seen to have been blessdisguise, so far as the real ea-

estate fraternity during the long riod of depression through which they are been passing and given them their biding faith in the ultimate recovery

design faith in the ultimate recovery a stability of values.

The Tons, long night of, waiting operations.

This district, in which lies the bulk of Trinity Church's real estate holdings, has for many years pursued the quiet theor of its way undistribed by the changes and development which have come to other sections of the city, and except for some little development which.

purchasing for occupancy and shrewd operators who have quietly absorbed well located bargains, several of whom have already reaped substantial re-

strength to a large extent. Its office buildings are well filled at profitable rentals, and the smaller buildings are again in strong hands, with a demand in both cases greatly in excess of the

"The same is largely true of the section from Chambers to Canal street.
Broadway here has undergone a considerable change, and is now the home pletion of the Seventh Avenue Subway of concerns dealing in office equipment of concerns dealing in office equipment and with the aggressive policy of various kinds, and seems destined to adopted by Trinity Church, it

up at good rentals during the past year, and the 'To Let' signs that made Broadway and adjacent streets look like the structures that formerly were regarded as undestrable, but which with moderate rear yards of tenement houses on wash alteration have now been found to be

have heen pressed into service to meet the demand which is still unsatisfied. Striking examples of rental increases are the properties at 165 and 167 Hudson street, corner of Laight, formerly rented at \$10,000, which we recently leased to Bennett, Day & Co. for a long term at \$15,000 per sorum and 172 to term at \$15,000 per annum, and 172 to 178 Hudson street, corner of Vestry, renting for many years at \$13,500, which we leased this year for \$30,500. after active competition on the part of no less than tweive different concerns. Further north, in the old Ninth Ward. along Hudson and Varick streets, from Canal to Christopher, lies an area filled





NORTHEAST CORNER OF BROADWAY AND WALKER ST. - ACQUIRED BY ADJOURNING INTERESTS

of various kinds, and seems destined to adopted by Trinity Chirefs, it presents not have depreciated. He advised the practice of using all of the from a property and not laying from a property and not laying from the from a property and not laying from the from th and street. many lines of business. With Trinity

at an annual renta. of \$8.250 net or 6 per cent. on \$137,500.

"Our firm manages about one hundred buildings in this section, and in every case leases are being renewed at advances of from 20 to 40 per cent, and tenants are taking longer leases than has been their custom in the past.

"One tenant, who recently signed for five years at \$6.500, finding it desirable to subjet has negotiations pending for his lease at an advance of nearly 50 per cent. Vacant properties have filled up at good rentals during the past year,

rear yards of tenement houses on wash day have largely disappeared, but as yet investors have not awakened to the opportunities here offered. Many buildings can be purchased on terms that will show very large returns on the money invested.

"The revival of demand in the whole-sale grocery district bounded by Chambers. Canal and Hudson streets and the North River has been remarkable. Our records show that rentals in this section have increased on an average of 33 1-3 investments, with excellent prospects of livestments, with excellent prospects of investments, with excellent prospects of



TO CLOSE ESTATE of Cornelius J. Ryan, Dec'd, The Owner of all said Corporation's stock By greet of Michael G. RYAN, WM. P. BROWN, and TITLE GUARANTES & TRUST CO. Trustees.

JENE JOHNSON JR. CO. has received.

ABSOLUTE AUCTION Tuesday, Nov. 12th,

8 Semi-Detached 3 Family Prick Houses

11 to 929 WHITLOCK AVE.

between Barreito BRONE and Fiffany sts.
Each tot is 75x100; there are seven rooms and bath on, and Fiffany sts.
Each tot is 75x100; there are seven rooms and bath on first floor; six rooms and bath on, each of the other two floors. Mean heated and hot water supply modern plumbing; bay windows front and rear hardwood floors and tribu; rented to monthly tenants at an average annual rent of 1.255 per house.
One Block East of Southern Boulevard and close to the Simpson at station of Inverservagh alloway, only two horder from flusts Foint station of new sunway, now innier construction.
Each house is sold subject to a mortgage which, at the option of the purchaser and without expense to him, may be extended or \$5.65 at \$5 % for shoul 2 years.
Maps and particulars from E. T. Pills-WORTH, Eaq. Trust Officer, Title Guarantee and Trust Co., 175 Remean st. Brooklyn; TITLE GUARANTEE AND TRUST CO., 175 Broadway, Manhathan, or

JERE JOHNSON JR. CO., Real Estate Auctioneers, 196 Montague St., Brooklyn,

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#### WILLIAM ST. ENTRANCES.

Additional Facilities at Falton St. Subway Without Cost to City. Owners and merchants throughout the

Frederick P. Fox, president of the real estate firm of Frederick Fox & Co., has been elected a director of the Robert Hos Real Estate Company, which controls the holdings of the late Robert Hos, the printing press manufacturer. Mr. Fox takes the place of Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer is the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer is the Robert Hos, the printing press manufacturer. Mr. Fox takes the place of the Robert Hos, the printing press manufacturer is the Robert Hos, the Rober

#### BUSINESS SPACE LEASED.

Peace & Elliman have leased a loft at

INVESTORS PREFER FLATS.

Pay Profits to Professionals for Properties in Many Sections.

Harry H. Cohen has sold for Mrs. William street district south of the bridge and north of John street are pleased to learn of the arrangements made by the Public Service Commission in connection with the Board of Estimate for a subway entrance and exit at the Fulton street station through 152-154 William street, corner of Ams 152-154 William street at this point was a difficult one because of the narrowness of the street and the fact that conduits and pipes are carried on the west side of the throughfare. It was impracticable to divert traffic as at other subway entrances and exits had to be on the cast side of William street.

The problem of providing entrances on the street and the fact that conduits and pipes are carried on the west side of the throughfare. It was impracticable to divert traffic as at other subway entrances and exits had to be on the cast side of William street.

The problem of providing entrances on the street of the throughfare. It was impracticable to divert traffic as at other subway entrance and exits had to be on the cast side of William street.

The Broperty of the and a half acres at Great Neck, I. I., will be sold at action on Nov. 18 by Jones and a half acres at Great Neck, I. I., will be offered under the ment house, which is street, on a plot fronting 100 feet on the street. The property was held at \$65,000. The house, which is arranged to different plans, first in eleven separate parcels, The bidder under two different plans, first in eleven separate parcels, The bidder that the first that the full manual plant plant in the fact that conduits and pipes are carried on the west side of the inside one for her to a Mr. The property was held at the fact that conduits and pipes are carried on the west side of the inside of the i

156 William street, to permit the city to use without expense a portion of his building for a subway entrance.

\*\*F.P.FOX HOE ESTATE DIRECTOR\*\*

K. Goldner has sold for the Bond and Mortgage Guarantee Company to a cilent of Joseph L. Lefkowita, attorney. 433 and 436 East 166th street, two two family houses, on plot 50x118.

The Duross Company has leased the store at 787 Greenwich street to Richard Harris, the third left to Royer Luckenbach and the first and second lefts at 48 to Hugh R. Monro two plots with a Warren street to the Pritchard Constance Company, the store and basement at 135 West Twenty-second street to Hauser Bros., the top left at 163 West Fourteenth street to Samuel Asher, and the house 27 Perry street to Diomire Nobilucci.

WOMAN SELLS MONTCLAIR PLOT
W. H. Parsons has sold at Upper Montclair, N. J., for Mrs. Rose Connett to Hugh R. Monro two plots with a Contract of Science of 325 feet on the corners of Park street and Overlook road, and to the same buyer for Mary S. O'Neill a lot the sa for David G. Holmes a dwelling on plot 307x540 at 621 Grove street, and for the estate of Jasper C. Osborne house on plot 100x150 feet at 130 Clarewill avenue to Henry C. Towsend of this

### Real Estate at Public Auction

ABSOLUTE EXECUTRIX SALE To close the Estate of GILBERT M. PLYMPTON, Dec'd of Acreage Plots in

Bayview Avenue—Great Neck, L. I. Next Wednesday, November 6

Unusual opportunity to buy land of exceptional value in plots war conditions. The Property is situated in the most aristocratic section of Great Neck, having after tage of 369 feet in the famous Bayview Avenue at its highest point overlooking Little Neck Bay and Long Island Sound, and passesses advantages for all the year round residence of a substantial character. In the immediate vicinity are the magnificent estates of Sherwood Aldrich, Preston Pope Satterwhite, H. F. Sinclair and others prominent in the social

Restrictions permit moderate priced bungalow development. The property is to be sold to the highest bidder without reserve. 65% of the purchase price may remain on 6% bend and mortgage for 3 or 5 years at 6% PIERCE & GREER, Esqs., Attys., 37 Wall St., N. T. City

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Lirectly on the Waterfront. room and two baths. The third flow two servants rooms, bath, spars room, cedar closes and storage attle. Inspisified hot water heating system and garbage incineracy. Two car garage with chaufteur's quarters. Own boat landing and bathing beach. Convenient to service such that the property has unobstructed view of Harbor, Sound and Long Island Show.

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Square

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to Go Under Hummer.

The property of the late Gilbert N William street district south of the Anna H. Jones the five story apart- a half acres at Great Neck, L. I., will be

7 Smelair, Cord Meyer and Clarks

On Thursday, Nov. 7, Mr. Day will inaugurate his first autumn spacial sales my in the Vesey Street Salesroom. The list of properties includes a num-er of choice suburban and city par-On Saturday, Nov. 18, at 2,500 on the premises, Joseph P. Day will offer 7 Davenport Drive. Southfield Point. Stamford, Conn., a three-story Colonial tyle residence, on plot 100x149. This property is directly on the water and commands a beautiful view of the bay

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